

SOUTH AUSTRALIAN BUILDING STATISTICS, 1951.

The Statistical Department collects information in respect to building operations from 2 sources.

A. LOCAL GOVERNMENT PERMITS (see Bulletin No. 4)

Since 1911, particulars have been collected from Cities, Corporations and District Councils of permits granted by them for the erection of houses and other buildings and also alterations and additions. These permits include Housing Trust operations but not purely Government buildings. Particulars of Government buildings authorized are obtained from the departments concerned. Certain particulars for the last 3 years are shown in Bulletin No. 4 attached and some also are summarised as follows:-

METROPOLITAN AREA - Number. Permits were granted during the year 1951 (1950 in parentheses) for 6,422 (6,549) private dwellings. The greatest number recorded in earlier years was 3,543 in 1926.

Included in the 6,422 (6,549) new dwellings were 87 (-) homes in 1 (-) flats, 878 (553) homes in 439 (276) maisonettes &c. and 5,456 (5,995) ordinary dwellings. Other New Buildings totalled 318 (278). Alterations and Additions 9,785 (9,966). 34 (59) old houses were converted into 70 (130) flats, resulting in an increase of 36 (71) homes - these are not counted as new buildings, but as alterations. There were - (-) Government dwellings authorised for the Metropolitan Area.

VALUE. The estimated total value of permits and authorisations for all new buildings and alterations was £16,372,731 (£12,624,240). Values of New Private Dwellings were £10,973,286 (£9,587,167). Other New Buildings £1,147,713 (£745,094), Alterations, etc., £2,282,848 (£1,321,091), Government Buildings £1,968,884 (£970,888).

COUNTRY. Permits, etc. for dwellings in Country areas totalled 1,750 (1,729) and the value of all building operations £4,657,173 (£3,438,254).

B. RETURNS FROM BUILDERS (see Bulletin No. 5)

In normal years, permits issued gave a reasonably accurate picture of building operations but with the shortage of materials and manpower it was realised that some buildings were not commenced although permits had been granted for them. Further, there was a much longer time in completing the buildings.

From 1st July, 1945, returns have been obtained from building contractors and from home builders showing the number of buildings completed each quarter and the number still under construction. These are not allocated to districts. In conformity with the practice throughout Australia, the particulars are shown in Bulletin No. 5 for years ended 30th June, (and also for the last 6 months).

Although the details are published for financial years, it is of interest to compare completions of houses during calendar years:- 1946 6,669; 1947 2,759; 1948 3,420; 1949 4,473; 1950 6,041; 1951 6,944.

During the 6 years 1946 to 1951 permits were granted for 34,053 houses of which only 25,306 were completed but there were 7,020 still under construction. It would thus appear that approximately 1,700 houses for which permits had been granted had not been commenced but, of course, some of the later ones will be commenced during 1952. Some of the permits relate to week-end shacks which are not included in particulars of houses actually built.

The number of houses completed for 1951 is a record, being 6,944 compared with 6,041 in 1950; besides which the number still under construction is 7,020 compared with 5,912 in December, 1950.

STATE OF SOUTH AUSTRALIA.  
BUILDING PERMITS BY LOCAL GOVERNMENT BODIES, 1951.

PARTICULARS FOR EACH DISTRICT IN METROPOLITAN AREA

District	Permits for Dwellings			Value of all new buildings including alterations		
	1949	1950	1951	1949	1950	1951
	No.,	No.	No.	£	£	£
Adelaide	2	1	3	359,694	415,264	461,993
Brighton	266	387	390	407,974	683,089	828,247
Burnside	214	302	385	404,416	642,091	908,219
Campbelltown	115	354	234	159,937	564,044	459,041
Cl. Light Gardens	6	4	3	14,206	12,376	13,937
Clifffield	707	1,500	1,350	971,202	2,106,190	2,420,882
Clenelg	67	94	70	134,194	204,987	195,833
Denley & Grange	51	71	79	77,995	150,379	163,349
Findmarsh	27	32	28	97,496	103,583	133,722
Findersington & Norwood	4	13	14	66,628	65,293	68,484
Marion	421	675	1,184	552,427	1,044,968	1,956,856
Mitcham	668	605	523	912,249	1,031,056	1,127,976
Maryneham	105	142	153	167,365	245,179	329,919
Port Adelaide	218	312	273	457,576	654,680	985,336
Prospect	102	168	106	169,879	309,361	285,727
St. Peters	10	25	20	41,192	76,645	95,131
Seabarton	12	7	8	67,896	58,132	141,844
Seale	57	86	87	162,557	208,850	289,127
Walkerville	10	25	12	24,788	61,753	68,304
West Torrens	365	658	551	636,836	1,208,821	1,278,401
Woodville	592	1,088	949	1,047,136	1,806,611	2,191,519
Total - Private	4,019	6,549	6,422	6,933,643	11,653,352	14,403,847
Government	-	-	-	1,124,951	970,888	1,968,884
GRAND TOTAL	4,019	6,549	6,422	8,058,594	12,624,240	16,372,731

COUNTRY DISTRICTS

Corporation						
Gawler	29	35	52	37,710	44,815	87,416
Mt. Gambier	102	162	132	165,848	267,766	300,007
Murray Bridge	54	51	55	74,422	109,431	111,646
Naracoorte	15	33	28	22,043	57,635	70,987
Port Augusta	18	129	35	21,744	188,538	61,729
Port Lincoln	58	95	71	81,226	156,072	151,936
Port Pirie	123	111	119	218,262	205,716	251,363
Whyalla	61	98	66	96,927	173,920	139,024
Victor Harbour	15	47	28	28,882	73,026	57,110
Local Councils						
Millicent	30	47	19	35,650	74,015	30,770
Mount Barker	47	39	12	64,580	71,806	25,285
Noarlunga	82	104	90	73,728	90,135	107,338
Salisbury	47	88	131	62,000	126,504	188,800
All Other	464	511	743	732,495	885,790	1,389,024
Total Private	1,145	1,550	1,581	1,715,517	2,525,169	2,972,435
Government	341	179	169	1,391,233	913,085	1,684,738
GRAND TOTAL	1,486	1,729	1,750	3,106,750	3,438,254	4,657,173
TOTAL STATE	5,505	8,278	8,172	11,165,344	16,062,494	21,029,904

H.L. SEMMENS,

ACTING GOVERNMENT STATIST.



Kind of Building		BUILDINGS COMPLETED (c)						Under Constn. 31/12/51	Jobs Commenced Dec. Qr. 1951 (incl. in cols 6 or 7)
		Year 1946-47	Year 1947-48	Year 1948-49	Year 1949-50	Year 1950-51	July to Dec. 1951		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	
<u>HOUSES</u> - Brick, Stone &c.	a No.	1,877	2,377	2,885	3,428	3,834	2,120	3,927	1,002
	b No.	100	286	464	591	869	641	1,746	367
Fibro Cement	a No.	159	233	444	622	1,642	583	529	271
	b No.	17	59	101	86	155	107	237	99
Weatherboard & Other	a No.	78	51	75	143	182	247	457	242
	b No.	3	5	22	37	45	35	44	17
<u>FLATS</u> - Dwelling Units	a No.	-	-	6	-	-	-	76	24
<u>INSTITUTIONS ETC.</u>	a No.	8	7	6	9	11	1	4	2
<u>TOTAL DWELLINGS ETC.</u>	a No.	2,122	2,668	3,416	4,202	5,669	2,951	4,993	1,541
(inc. Emergency)	b No.	120	350	587	714	1,069	783	2,027	483
	a b £000	2,355	3,415	5,227	7,316	10,680	6,768	13,576	3,966
<u>FACTORIES</u>	a No.	66	95	73	65	52	35	60	22
	£000	222	431	473	647	273	126	2,718	163
<u>OTHER NEW BUILDINGS</u>	a No.	129	120	236	175	268	156	132	51
	£000	159	233	782	1,110	1,089	1,763	3,290	416
<u>TOTAL NEW BUILDINGS</u>	a b No.	2,437	3,233	4,312	5,156	7,058	3,925	7,212	2,097
	a b £000	2,736	4,079	6,482	9,073	12,042	8,657	19,584	4,545

a. By Building Contractors.      b. By home builders.      c. Excluding 265 Army Huts converted in 1946-47 and 1947-48.

ACTUALLY WORKING ON JOBS ON 10th JANUARY, 1952.\*

Contractors & Sub Contractors 1,725, Wage Earners 6,946, Total 10.1.52 - 8,671; 30.6.51 - 10,168; 30.6.50 - 8,743;

The following tradesmen were included above; Carpenters 3,041, Bricklayers 1,192, Painters 820, Electricians 303, Plumbers 624, Building Laborers 1,624, Other 1,067, Total 8,671..

\* Excluding those engaged only in minor repairs etc., own home builders, and those still on holidays.